067.A	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,200 / 633,200
					USE VALUE:	633,200 / 633,200
					ASSESSED:	633,200 / 633,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALTAIS JACQUES A &
Owner 2:	MALTAIS AMANDA ELLINGHAUS
Owner 3:	
Street 1:	47 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MICHAYLOV SPIRO & JONELLA -
Owner 2:	-
Street 1:	314 17TH AVENUE
Twn/City:	KIRKLAND
St/Prov:	WA Cntry:
Postal:	98033

NARRATIVE DESCRIPTION

This parcel contains 6,435 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Aluminum Exterior and 1291 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6435.000	204,100		429,100	633,200
Total Card	0.148	204,100		429,100	633,200
Total Parcel	0.148	204,100		429,100	633,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.47 | /Parcel: 490.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 129015
GIS Ref:
GIS Ref:
Insp Date: 10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,100	0	6,435.	429,100	633,200	633,200	Year End Roll	12/18/2019
2019	101	FV	175,500	0	6,435.	398,500	574,000	574,000	Year End Roll	1/3/2019
2018	101	FV	175,500	0	6,435.	398,500	574,000	574,000	Year End Roll	12/20/2017
2017	101	FV	175,500	0	6,435.	349,400	524,900	524,900	Year End Roll	1/3/2017
2016	101	FV	175,500	0	6,435.	318,800	494,300	494,300	Year End	1/4/2016
2015	101	FV	164,700	0	6,435.	282,000	446,700	446,700	Year End Roll	12/11/2014
2014	101	FV	164,700	0	6,435.	266,700	431,400	431,400	Year End Roll	12/16/2013
2013	101	FV	164,700	0	6,435.	253,800	418,500	418,500		12/13/2012

!5831!

PRINT: Date 12/10/20 | Time 20:40:06

LAST REV: Date 08/12/19 | Time 10:01:25 | apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5831

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MICHAYLOV SPIRO	59207-26		5/31/2012		414,000	No	No		
MC GONAGLE LAWR	30518-464		8/6/1999	Family	260,000	No	No		
	7079-82		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	129015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2015	1702	Solar Pa	1,000					
11/3/2015	1685	Re-Roof	10,378					
7/16/1997	401	Manual	3,000					REROOF
7/13/1997	412	Manual	3,500					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Meas/Inspect	BS	Barbara S
8/31/2012	MLS	EMK	Ellen K
12/18/2008	Meas/Inspect	294	PATRIOT
4/4/2000	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6435		Sq. Ft.	Site		0	70.	0.95	12									429,135						429,100	

Total AC/HA: 0.14773 | Total SF/SM: 6435 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,135 | Spl Credit | Total: 429,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	139.485
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295828
Depreciation:	91707
Depreciated Total:	204122

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

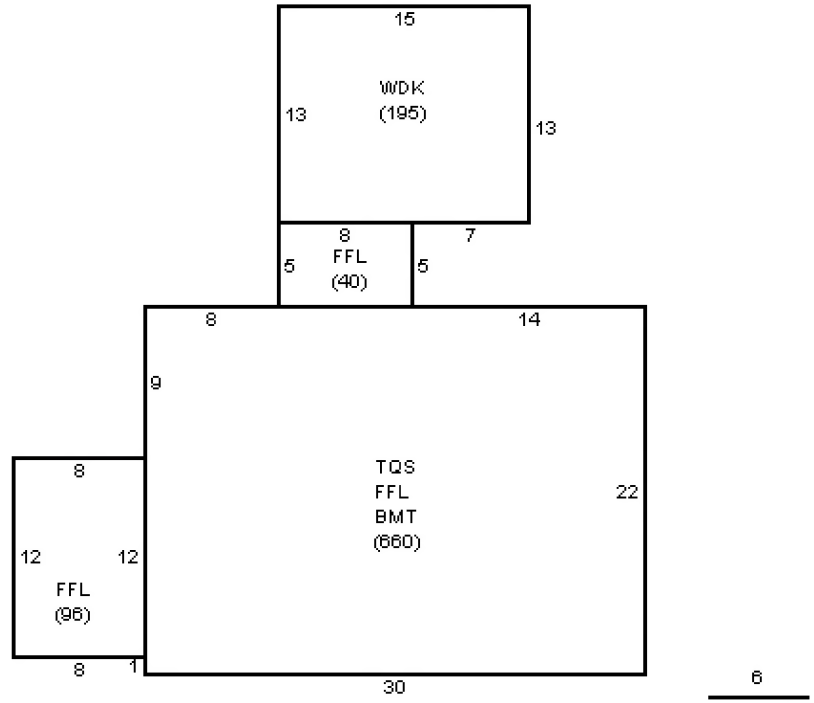
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.48
Special Features:	0	Val/Su Net:	95.11
Final Total:	204100	Val/Su SzAd	158.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	796	139.480	111,030
BMT	Basement	660	41.850	27,618
TQS	3/4 Story	495	139.480	69,045
WDK	Deck	195	10.950	2,135

Net Sketched Area:	2,146			Total:	209,828
Size Ad	1291	Gross Are	2311	FinArea	1291

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	